

The Seabrook Planning and Zoning Commission met on Thursday, November 21, 2019 at 6:00 PM in special session at Seabrook City Hall, 1700 First Street, Seabrook, Texas to consider and if appropriate, take action on the agenda items listed below:

THOSE PRESENT WERE:

GARY RENOLA	CHAIRMAN
MIKE GIANGROSSO	VICE - CHAIR
SCOTT REYNOLDS (exc. absence)	MEMBER
ROSEBUD CARADEC (exc. absence)	MEMBER
TRACIE SOICH	MEMBER
GREG AGUILAR	MEMBER
DARRELL PICHIA (exc. absence)	MEMBER
SEAN LANDIS	DIRECTOR OF COMMUNITY DEVELOPMENT
PAT PATEL	ADMINISTRATIVE ASSISTANT

Chairman Gary Renola called the meeting to order at 6:20 p.m. and stated there was a quorum present.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS

No comments

2.0 SPECIFIC PUBLIC HEARINGS

2.1 Conduct a Public Hearing on a request for approval for the Baywood Place, Final Plat.

Applicant: Matthew Sigmon, Texas Legal Media, 6935 Overlook Hill Lane, Sugar Land, TX 77479

Owner: Tim Leppard, 18101 Shady Cove, Houston, TX 77058

Legal Description: A tract or parcel of land containing 2.1331 acres of land, more or less, lying in the Ritson Morris Survey, Abstract 52, Harris County, Texas. The purpose of this plat is to create 1 Block, 9 Lots.

Location: This property is located immediately south of Baywood Drive, east of Todville Road and north of Pine Gully Road.

Chairman Gary Renola opened the public hearings at 6:21 p.m.

Director of Community Development, Sean Landis explained that the applicant is requesting to subdivide the property into 9 lots and 1 block. The applicant wishes to construct single-family dwellings on these parcels. The Planning & Zoning Commission previously approved the Preliminary Plat at the July 18th meeting. Staff has reviewed the Final Plat, and finds it to be compliant with the City's Subdivision and Zoning Ordinances.

Debra Harper at Baywood Drive, recommended a back alley be put into place to cut down on the amount of traffic in that corridor.

Chairman Renola closed the public hearing at 6:24 p.m.

2.2 Conduct a Public Hearing on a request for an amendment to the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 3, “Establishment of Zoning Districts and Associated Regulations”, Section 3.14 “Light Industrial District”. By amending that district’s height regulation of eighty (80’) to allow for structures of up to one hundred twenty (120’) in height.

Chairman Renola opened the public hearing for this item at 6:25 p.m.

Director of Community Development, Sean Landis explained that the applicant wishes to establish the first in a series of automated warehouses on the property. The robotic system planned for the development can be optimized with the use of tall racks that store goods. According to the product literature, these racks will optimally be 100 feet or taller. The height replaces the need for larger, conventional warehouse space whose height is limited to the serviceable area that can be reached by a forklift. The property is located behind Best Western Hotel on the north side of Seabrook. The applicant has stated that he has the ability to erect three or more additional automated facilities (approximately 900,000 square feet altogether) on the 34 acres and any one of the structures would surpass a conventional warehouse that utilized the entire site.

Since there were no comments, Chairman Renola closed the public hearing for this item at 6:27 p.m.

2.3 Conduct a Public Hearing on a request to add “Restaurant-Full Service” to Article 3, “Establishment of Zoning Districts and Associated Regulations”, Section 3.15 “Comprehensive Land Use Regulation Matrix”.

Chairman Renola opened the public hearing for this item at 6:27 p.m.

Director of Community Development, Sean Landis explained that the City currently does not differentiate between traditional full-service and fast-food restaurants. The site development is also distinctively different between the two. Due to the distinct differences between these two uses and their varying degree of impact as it relates to the health, safety and welfare on the community, Staff is recommending to modify the Comprehensive Land Use Matrix by adding “Restaurant-Full Service” as a “Permitted” use within the following districts: C-2, C-3, WAD, MMU, POD, STCOD, OS, 146-S, 146-M, and LI; and as a “Conditional Use” within the C-1 district.

Since there were no comments, Chairman Renola closed the public hearings at 6:29 p.m.

3.0 NEW BUSINESS

3.1 Consider and take all appropriate action on a request for approval for the Baywood Place, Final Plat.

Director of Community Development, Sean Landis explained to the board the P&Z Board is mandated by statute to approve the plat. There is no requirement to create a back alley. If the developer decides to come forward at a future date and create a back alley, it’s something that

the City's ordinance would allow. The developer would have to work with the county to get access to Todville Road since Todville is a county owned road.

Motion made by Tracie Soich and seconded by Greg Aguilar.

To approve the Baywood Place final plat.

MOTION CARRIED BY UNANIMOUS CONSENT

3.2 Consider and take all appropriate action on a request for an amendment to the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.14 "Light Industrial District" by amending that district's height regulation of eighty (80') to allow for structures of up to one hundred twenty (120') in height.

Motion to approve made by Tracie Soich and seconded by Mike Giangrosso.

The Board then discussed the item and decided to take a vote on the item:

Ayes: None

Nays: Gary Renola, Mike Giangrosso, Greg Aguilar, Tracie Soich

MOTION FAILED BY UNANIMOUS CONSENT

3.3 Consider and take all appropriate action on a request to add "Restaurant-Full Service" to Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix".

Motion made by Tracie Soich and seconded by Greg Aguilar.

To approve the request to add "Restaurant-Full Service" to Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Regulation Matrix".

MOTION CARRIED BY UNANIMOUS CONSENT

4.0 ROUTINE BUSINESS

4.1 Approve the minutes from the October 17, 2019 Regular P&Z Meeting.

Motion made by Tracie Soich and seconded by Mike Giangrosso.

To approve the minutes from the October 17, 2019 regular P&Z Meeting.

MOTION CARRIED BY UNANIMOUS CONSENT

145 **4.2 Update on the expansion of Hwy. 146.**

146
147 Sean Landis gave a brief report.
148

149 **4.3 Report from the Director of Planning and Community Development on the status of a list**
150 **of actions taken by Planning & Zoning and sent to City Council for its action or review.**

151
152 Sean Landis gave a brief report.
153

154 **4.4 Establish future agenda items and meeting dates.**

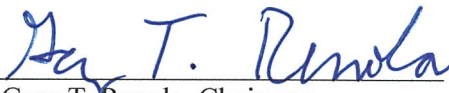
155
156 Next meeting scheduled for Thursday, December 19, 2019.
157

158 **Motion was made by Mike Giangrosso and seconded by Tracie Soich.**

159
160 *To adjourn the November 21, 2019 Planning & Zoning meeting.*
161

162 Having no further business, the meeting adjourned at 6:55 p.m.
163

164 APPROVED THIS 19th DAY OF DECEMBER, 2019.
165

166
167 
168 _____
169 Gary T. Renola, Chairman

166
167 
168 _____
169 Pat Patel, Administrative Assistant